

**7 Adjourned Items**  
**11 Confidential Items**

**11.1 Glandore Oval Redevelopment**

<b>Report Reference</b>	GC240924F11.1
<b>Originating Officer</b>	Sports & Recreation Planner – Sean O'Brien
<b>Corporate Manager</b>	Manager City Property - Mark Hubbard
<b>General Manager</b>	General Manager City Development - Ben Keen

**CONFIDENTIAL MOTION**

Pursuant to Section 90(2) and (3)(b) of the *Local Government Act 1999*, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC240924F11.1 Glandore Oval Redevelopment, except the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the CEO, Manager City Property, Manager City Activation, Unit Manager, Property Strategy and Delivery, Unit Manager Property and Facilities, Sports & Community Facilities Officer, Unit Manager Engagement, Media and Events, Media and Engagement Advisor, Unit Manager Governance and Council Support and Governance Officer, to enable the Council to consider the Item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the Item:- information the disclosure of which could reasonably be expected to negatively impact the outcomes for Council of a future construction tender process for the project and could infer a financial advantage to another entity when the project is opened to tender.

Notes the disclosure of this information would, on balance, be contrary to the public interest because be contrary to the public interest because it could infer a financial advantage to another entity when the project is opened to tender.

Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.

**REPORT HISTORY**

GC240326F11.1                      Glandore Oval Redevelopment – Project Funding

**REPORT OBJECTIVE**

The purpose of this report is to:

- Inform Council of the current designs and cost estimate for the Glandore Oval Redevelopment.
- Inform Council of the outcome of the Play Our Way grant submission.
- Seek Council's endorsement of additional funding required to complete the project.
- Seek Council support to progress to 70% design.

- Seek Council support to undertake community engagement on 30% design concepts.

## EXECUTIVE SUMMARY

The Glandore Oval redevelopment has reached completion of 30% design. The design package (**Attachment 1**) features building concept images, a landscape site plan, floor plan for the building, and room schedule. The new clubroom building includes a function room with bar, kitchen and storage. The building also includes external public toilets, four AFL-compliant changerooms, umpire and official's rooms designed to AFL standards. The building's design aligns with the City of Marion (CoM) Design Specification to meet Environmentally Sustainable Design (ESD) requirements.

The site plan retains the existing courts area in the southeast of the site and incorporates perimeter site planting and landscaping. The plan includes 41 car parks on Margaret Street, and 18 car parks near the building in the northwest, creating an additional 17 car parks in total. Additionally, a pathway will connect the Margaret Street parking to the main clubroom. A new equipment storage shed is proposed to be located near the cricket training area.

Engineering reports indicate that the service infrastructure needs are extensive, with major upgrades required for sewer, fire protection and electrical. There are significant risks and additional costs associated with these necessary upgrades, particularly if trenching to South Road becomes necessary.

Car parking and traffic management remains a key issue. A traffic assessment and subsequent report will be available in late September to confirm car parking requirements. Design adjustments may need consideration once the report is made available.

Other unknown factors at the time of writing the report involves the connection of sewer into the SA Water system at Naldera Street which could require further works by Council to upgrade the SA Water sewer along Churchill Avenue and Getrude Street. A request for dispensation from these works and associated costs has been submitted with SA Water and we expect to receive advice by end of September.

The updated project cost estimate is now up to [REDACTED], which includes an allowance for additional parking solutions and potential SA Water connection costs. The current approved budget is [REDACTED] which consists of [REDACTED] of state government funding commitment ([REDACTED] plus forecast interest) and [REDACTED] Council approved funding.

A grant was submitted for the Play our Way grant program for [REDACTED] in funding towards the project by the Glandore Recreation Centre Board of Management which was unsuccessful.

A grant has also been submitted for [REDACTED] by the Glandore Recreation Centre Board of Management in the Federal Government Thriving Suburbs grant program. The outcome is not expected to be known until late 2024 or early 2025.

Administration are seeking support to enable the 30% design to be released for the next stage of community engagement, and for consideration of an additional [REDACTED] towards the project to make up the shortfall between current approved budget funds and the updated cost estimate for the project at the 30% design stage.

## RECOMMENDATION

That Council:

1. Notes the current budget is [REDACTED] and that the project is at thirty per cent design stage with an updated cost estimate of [REDACTED]
2. Notes that a grant submission for [REDACTED] in the Federal Play our Way grant program was unsuccessful.
3. Approves administration progressing the project to the seventy percent design phase and notes that a further report will be presented to Council at reaching seventy per cent design status.
4. Approves an additional budget allocation of up to [REDACTED] across the 2025/2026 and 2026/2027 budgets towards the delivery of the project.
5. Approves Administration to publicly release the concept design renders, landscape site plan and building floor plan to undertake community engagement on the 30% per cent designs.
6. Pursuant to section 91(7) of the Local Government Act 1999, orders that the financial figures held within the document(s) listed below relating to Agenda Item *GC240924F11.1 Glandore Oval Redevelopment* shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act:
  - Report – GC240924F11.1 - Glandore Oval Redevelopment
  - Minutes - Report - Glandore Oval Redevelopmenton the grounds that the information relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is proposing to conduct business with as it contains projected costs for a project yet to be publicly tendered.
7. Notes the disclosure of this information would, on balance, be contrary to the public interest because it could infer a financial advantage to another entity when the project is opened to tender.
8. Determines this order shall operate until it is revoked, or a further order is made and will be reviewed every 12 months.
9. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates to the Chief Executive Officer the power to revoke this order in whole or part.

## DISCUSSION

### 1. BACKGROUND

Glandore Oval is a multi-purpose sports and recreation facility on the northern boundary of the City of Marion. The site is licenced to the Glandore Oval Recreation Centre Board of Management (GORC) who are an administrative body that govern the site on behalf of the main user groups being the Adelaide Cricket Club and Westminster Old Scholars Football Club. SEDA College uses the clubroom as a school venue under a hire arrangement with GORC. Black Forest Primary School has rights to use the oval at set times under a historical agreement with Council.

The site includes multiple ageing buildings and structures in varying conditions. Importantly the main clubroom is no longer meeting club needs nor does it meet the preferred facility requirements for organised sport.

In June 2021, Council committed to developing a precinct plan for Glandore Oval, addressing infrastructure, amenities, landscaping, parking, and safety. The Glandore Oval Redevelopment is now part of the City of Marion's 4-Year Business Plan 2023-2027, with the State Government committing [REDACTED] towards the upgrade after the 2022 State Election.

By the end of 2023, Council had developed a project scope, engaged a design team, completed site assessments to form a preliminary site plan presented to Council on 26 March 2024. At the time a high level estimate based on square metre rates for the preliminary plan indicated a cost of up to [REDACTED] would be required to cover design, construction and contingencies.

## **2. INITIAL CONCEPT DESIGN**

Following the initial consultation and design phases for the project, a second round of community engagement commenced on 23 February 2024, and concluded on 20 March 2024 and presented to Council on 26 March 2024.

The primary objective of this second round of consultation was to gather feedback on the preliminary site plan design for the Glandore Oval Redevelopment.

Overall, the survey results showed strong support for the site plan with the key results as follows:

- 112 responses were received on the Making Marion project website with 72% (81 respondents) of responses supporting the plan.
- 28 people attended the two community drop-in sessions, and several written submissions were also received.

The primary issues raised through the survey results, drop-in sessions discussions, and written submissions are:

- The balance of providing community courts, play areas, and improving onsite car parking.
- The impacts of traffic and car parking in Churchill Avenue and Margaret Street.
- Minimising the impact of the building on the northern and western boundary residents and consideration of landscaping options, acoustic treatments, and layout of the building's footprint.
- Safety and accessibility concerns especially in relation to the proposed new car parking and its proximity to the existing playground.
- Pathways and connections around the site.
- Development of the floorplan for the building to meet the functional requirements of the user groups.

The primary needs raised by the sporting clubs include:

- Multipurpose clubhouse design to enable broader use and external hire opportunities. Improve the clubroom capacity and provide a view to the oval from the clubroom area.
- Preference for a clubroom on the western side of the oval.
- 4 x AFL compliant changerooms catering for growth in juniors and women's teams.
- Improve overall car parking.
- Improve storage.
- Improve the greenkeepers facilities.

The primary needs outlined by SEDA College are:

- Facilities to support the delivery of their sports programs.
- A building design that supports spaces that can be used as a classroom.
- Inclusive building design providing for gender equity.

### 3. DESIGN

Following the 26 March 2024 Council Report options were investigated with the design team to evolve the design concept to respond to community feedback from the consultation process and remain within the budget.

The concept presented at the March 2024 council meeting has been progressed to 30% design stage and considered opportunities to address feedback received by the community and stakeholders, (**Attachment 1**).

In response to the feedback the following design changes have been made to the site plan:

- Removes the oval path from the eastern side of the oval.
- Provides increased perimeter landscaping around the site.
- Retains the courts in the southeastern area of the site and removes the suggested car parking in that location.

The design marginally increases total formalized car parking by 17 car parks through changes to parking in Margaret Street and adjacent to the new clubroom.

The current 30% design doesn't fully respond to other significant issues raised, being traffic and car parking concerns raised by surrounding residents, or the building remaining near neighboring housing. To address the buildings proximity to residents, landscaping is proposed along the perimeter boundary and acoustic treatments will be provided around the mechanical plant area to reduce noise.

The sewer connection, which needs to be upgraded, is still to be resolved as to whether the sewer from the clubroom will be able to connect into the SA Water network. The current design proposal is based on connecting into the buildings sewer system into Naldera Street and SA Water approving dispensation for any further upgrades of their sewer network along Churchill Avenue and Gertrude Street.

The updated cost estimate to complete the project as outlined in the 30% design package is

### 4. TRAFFIC AND PARKING

The early design concept released for public consultation in February 2024 included car parking around the building, an upgrade to Margaret Street, and converting a portion of the southeastern courts into car parking.

Following the consultation process, the community expressed a strong preference to retain the existing courts and play area. Consequently, the car parking option has been removed from the southeastern courts in the updated 30% design.

The existing site provides a total of 40 car parks across the site with 14 off-street spaces in the northwest corner of the site and 26 spaces on the north side of Margaret Street.

The new site plan provides a total of 57 car parks, with 18 spaces in the northwest corner of the site and 39 along Margaret Street on the northern side.

Turning circles have been assessed to ensure parking on the southern side of Margaret Street will not be impacted by the proposed changes.

A traffic study is currently underway to assess peak demand for car parking. Initial observations indicate that additional car parks and improved traffic management would be beneficial, as significant congestion has been noted on game days. For instance, on the afternoon of Saturday, 24 August, whilst a game was in progress at Glandore Oval, Churchill Avenue, Kalyan Road, and Naldera Avenue were completely filled with cars parked in all possible locations, spilling into other surrounding streets. Churchill Avenue was noted as being difficult to drive through, and 53 cars were parked on the vacant lot opposite the oval.

Car parking and traffic management remains a design risk and options for additional car parking and improved management of the street network may require further consideration. A traffic consultant report is expected by the end of September that includes recommendations on site car parking and traffic management. If required, this will be addressed in the next stage of design development.

The western side of the community courts are impacted by gum trees and are declining in condition. This area could be partially redeveloped as a kickabout turf area and pump bike track at an additional estimated cost of [REDACTED]. However, this area is currently considered out of scope for the project and may be considered further in a future year within Councils annual open space upgrade program.

Should additional car parking be required Council may wish to revisit a potential upgrade of the southeastern community courts area to convert one of the courts to car parking.

## **5. ALTERNATE DESIGN OPTIONS**





### **a. Two-Storey Clubhouse**

In an effort to try and further address car parking constraints and issues associated the buildings close proximity to neighbouring residents a two storey building option was explored.

The two-storey option provided a building footprint that was further away from the neighbouring properties and also produced increased additional car parking (six additional), improved circulation around the building, and improved location of services and waste management, however a high-level cost estimate for this option indicated a potential cost of [REDACTED] for the two-storey design option.

A summary of the two options and the advantages and disadvantages of each are shown in the table below.

Option	Advantages	Disadvantages/Considerations	Analysis
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Option	Advantages	Disadvantages/Considerations	Analysis
<b>Option 1:</b> <b>New</b> <b>Single</b> <b>Storey</b> <b>Clubroom</b> 	<ul style="list-style-type: none"> <li>Provides a quality clubroom that meets the project scope.</li> <li>Includes a good size function area.</li> <li>4 changerooms and umpire facilities.</li> <li>Meets ESD requirements.</li> <li>Quality outcome that will meet the needs of the user groups.</li> <li>Minimises change to the site from the existing layout.</li> </ul>	<ul style="list-style-type: none"> <li>Large footprint on the site that results in design compromises: <ul style="list-style-type: none"> <li>Marginally increases car parking</li> <li>Location of rubbish compound near entrance</li> <li>Airconditioning services at rear of building near neighbouring houses.</li> <li>Retains proximity to neighbouring residents.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Larger building footprint creates some design challenges within the constrained space available however the overall design meets the needs of the user groups.</li> <li>Lower cost than Option 2.</li> </ul>
<b>Option 2:</b> <b>New Double</b> <b>Storey</b> <b>Clubroom</b>  	<ul style="list-style-type: none"> <li>Best overall concept to satisfy club and community desired outcomes</li> <li>Smaller building footprint on tight location</li> <li>Best option for car parking</li> <li>Largest function space covered outdoor areas and best option for viewing the oval.</li> <li>Moves services away from neighbouring residents.</li> <li>Allows for large vehicle movements behind building for maintenance, waste disposal and deliveries.</li> <li>Lowers impact on neighbouring residents</li> </ul>	<ul style="list-style-type: none"> <li>High Risk: Additional services infrastructure likely and disruption/impact to the site in construction.</li> <li>Higher cost: Additional  than Option 1.</li> </ul>	<ul style="list-style-type: none"> <li>Achieves required scope.</li> <li>More appealing design addressing most outcomes desired in stakeholder and community feedback.</li> <li>Higher Cost.</li> </ul>

## b. Redevelop Existing Building

Due to the escalation of project costs, a further option to reuse and expand on the existing clubroom building has been explored to understand if this would produce any cost savings.

The existing building was constructed in the 1950's and has seen ad-hoc alterations and additions in the past to meet the functional requirements of the time. This has resulted in inefficient spatial relationships between building uses and spaces and poor connection with the oval.

The clubhouse has two changeroom facilities, a home team changeroom and an away team change room. Both are of adequate size, however, do not meet the required WC numbers as per AFL guidelines (Local Standard Facility). As the building only has two changerooms, it restricts the ability to achieve inclusiveness requirements as set out by the different sporting codes facility guidelines as well as the City of Marion's Facility Design guidelines. The building does not provide spaces for first aid, strapping rooms or umpires change facilities.

Building engineers observed multiple structural defects to the existing building that would need to be addressed as well as upgraded services.

A summary of structural and civil engineering findings are listed below:

- The building is known to be between 65-75 years old.
- Multiple structural and civil defects observed.
- Major construction work, including underground service upgrades where existing slabs and footings require cutting, may cause additional cracking to the building at the time of construction and in the future.
- Roof structure has been modified in the past and capability to support solar panels or roof plant is unlikely.
- To meet universal design requirements set out in the City of Marion Facilities Design Specification and BCA requirements, alterations and modifications required to external access, doorways and amenities.
- The existing 'Hall' function space does not have direct access to natural light, providing glazing in this area is required to meet minimum access of direct natural light and will provide a more comfortable experience for the occupants.
- Due to the age of the facility, it is likely the construction does not comply with BCA Section J. Upgrade of glazing, insulation and linings required to meet the requirements of the Building Code and City of Marion Facilities Design Specification.
- The existing storage areas within path of travel is not recommended for safe egress in an emergency.
- Modifications to the facility will likely trigger seismic assessment and upgrade requirements to meet the current Ministers Specification – Upgrade health and safety in existing buildings.
- Functionality of the 'Hall' function space and bar is limited in its existing arrangement. Relocating the bar and open the space between the Front bar and Hall will provide direct access to the oval and deck area. Modifications of services will trigger an upgrade to the hydraulic infrastructure on site.
- Stormwater and carpark upgrades will be required due to multiple defects observed.
- Modifications to existing services and stormwater, and additional wet areas to meet the Sporting Codes requirements will trigger site services infrastructure upgrades. Site wide infrastructure upgrades required if existing facility remains or new build.

A high-level cost estimate has identified a potential cost of about [REDACTED] to upgrade the existing building to deliver the current project scope. Considering this estimated cost is not much different to that of a new building it is not considered a suitable option to pursue.

## **6. RECOMMENDED OPTION**

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Based on the above, the current 30% design to deliver a new single-storey building is the preferred solution as it effectively balances functionality, cost, and site impact. This option delivers a high-quality facility that meets the project scope, including a good-sized function area (equivalent to the existing buildings function room space), four changerooms, and umpire facilities, and adheres to ESD design requirements. It provides a satisfying outcome for user groups and community by ensuring a functional and well-integrated space.

In summary the single-storey option and site plan responds to previous community feedback as summarised in the table below.

Engagement Key Issue	Concept Plan Response
<b>The balance of providing community courts, play areas, and improving onsite car parking.</b>	Courts area is retained in the concept design and could be enhanced as a future separate project.
<b>The impacts of traffic and car parking in Churchill Avenue and Margaret Street.</b>	Additional car parking is provided in Margaret Street and around the building
<b>Minimising the impact of the building on the northern and western boundary residents and consideration of landscaping options, acoustic treatments, and layout of the building's footprint.</b>	Concept includes <ul style="list-style-type: none"> <li>• Landscaping along perimeter boundary</li> <li>• Acoustic treatments/panel to mechanical plant area to reduce noise</li> </ul>
<b>Safety and accessibility concerns especially in relation to the proposed new car parking and its proximity to the existing playground.</b>	Car park areas no longer change from the existing locations. New fencing is proposed between the eastern end Margaret Street car park and play area.
<b>Pathways and connections around the site.</b>	A pathway is provided to connect Margaret Street access to the main clubroom and Naldera Street
<b>Development of the floorplan for the building to meet the functional requirements of the user groups.</b>	Floorplan provides clubroom space and compliant changeroom and amenities

Although the new single-storey clubroom requires a larger footprint on the site leading to some compromises, these challenges are manageable and come with a lower cost than the more complex double-storey option.

## 7. COST INCREASES

Since the 26 March Council Report there has been a significant increase in the cost estimate mainly due to the services works and associated costs.

The initial design concept and cost estimate presented to Council in March 2024 was based on a high-level assessment of the site infrastructure and square metre rate costs.

As the design developed further, detailed engineering reports have revealed that the service infrastructure needs are extensive, leading to significant additional costs for the project.

Sewer:

- A major upgrade is necessary due to the ageing infrastructure and non-compliant connections.
- Council is seeking dispensation from SA Water to upgrade the Naldera Street connection. If this is not granted, the most cost-effective alternative would involve trenching to South Road, which will add further cost to the project and disruption to the site during construction.

- The dispensation was lodged at the beginning of August, the assessment of the application may take up to 6 weeks. Notification is expected in mid-September from SA Water at which time we will understand if there is any additional costs Council.

#### Fire Protection:

- To avoid the need for a costly fire hydrant, a firewall is planned through the centre of the building which has added cost to the building structure.
- A double-storey building would require a fire hydrant, necessitating trenching to South Road, at significant cost.

#### Electrical:

- Electrical infrastructure will require a major upgrade.
- A 35KW solar system has been determined as the best return on investment option to offset power consumption.
  - Provision for battery is provided in the building (however the design has solar panels only and batteries are not included).
  - A solar hot water system will be provided.
- Changing to an all-electric building requires replacement of all kitchen equipment (the club's current equipment is in good condition but it is gas and as such cannot be retained).

Power consumption and operational modelling have not yet been completed, leaving some uncertainty at this stage on what impact this will have on the user groups operational costs. The option for power consumption modeling will be undertaken in the next stage of the project.

## 8. FINANCIAL CONSIDERATIONS

The estimated cost for the Glandore Oval redevelopment single-storey option is currently forecast to be [REDACTED]. The cost estimates provides for:

- Professional fees, builders margins and preliminary construction costs
- Design and construction contingencies - [REDACTED]
- Risk contingency (services infrastructure and car parking) - [REDACTED]
- Escalation - [REDACTED]

The current approved budget is [REDACTED] million which includes:

- [REDACTED] million state government commitment consisting of [REDACTED] and forecasted interest of [REDACTED]
- Council funding allocation of [REDACTED]

Based on the current cost estimate an additional budget allocation of up to [REDACTED] will be needed to deliver the project. This will require additional borrowings currently not factored into the Long-Term Financial Plan of up to [REDACTED], The cost of servicing these borrowings will be [REDACTED] per annum over 10 years. This equates to a required increase in rates in year 1 of 0.35%.

Importantly it should be noted there remains some risk to the project cost with outcomes on services infrastructure and car parking still to be resolved, however this has been included in the updated cost estimate for the project.

#### Grants

In an attempt to offset some of the cost impact to Council for the project (or consider the double

storey design option) an application seeking [REDACTED] in funding was submitted in April 2024 to the Federal Government Play our Way program, which was focused on improving access into sport for women and girls increasing participation opportunities.

Unfortunately, the grant application was unsuccessful.

An additional Federal grant, the Thriving Suburbs Program, has recently been opened. The Glandore Recreation Centre Board of Management has applied to the Program requesting [REDACTED] towards the project. It's important to note that the club was unable to complete some sections of the application and directed the Department of Infrastructure to contact Council for any information gaps due to the confidential nature of the information in the 26 March 2024 Council report. The Department has not provided any information on when funding announcements will be made, however it is anticipated that they are unlikely to occur before the end of 2024.

Should the most recent grant application be successful it could significantly reduce any contribution required by Council for the project. In regard to whether Council should consider waiting for the outcome of the grant before making a decision to progress to 70% design, this would compromise the ability to meet the current [REDACTED] state government grant agreement timeline, and as such is not recommended.

## 9. NEXT STEPS

Should Council decide to progress the design to the 70% stage the next phase of the project will be to undertake another round of community engagement.

The 30% design package including building renders will be released to stakeholders and the general community inviting feedback on the updated design. Engagement materials will acknowledge where community feedback has influenced the updated design to date.

Prior to the engagement being undertaken the Mayor and Ward Members will be provided copies of engagement materials seeking feedback. The Member for Badcoe will then be provided an update on the project and copies of any engagement materials and next steps.

Feedback received from this next stage of community engagement will be reported at a future General Council meeting.

An engagement plan has been developed for community consultation and key components will include:

- Early engagement with key local stakeholders.
- Letterbox drop and door knocking of local residents.
- Onsite signage.
- Updated Making Marion page with survey.
- Social media campaign.
- Onsite community drop-in sessions.

Following the engagement activities the future project stages are stepped out in the table below

Date	Stage
<b>30 September 2024 - 21 October 2024</b>	Member for Badcoe project update Community engagement on 30% design Progress 70% design
<b>26 November 2024</b>	Council report on community engagement outcomes
<b>September 2024 - February 2025</b>	70% design completed Operational plan for the new facility developed
<b>March 2025</b>	Report to Council with Section 48 Prudential Report Submit Public Works Committee report
<b>April 2025 to June 2025</b>	100% Design Package Pretender estimate Development Approval
<b>July 2025 to September 2025</b>	Procurement
<b>October 2025 to September 2026</b>	Construction

## ATTACHMENTS

Attachment 1 – Glandore Oval 30% Designs



**DesignInc**

GLANDORE OVAL REDEVELOPMENT  
RENDER 01

Project Address  
NALDERA ST, GLANDORE SA

Project #  
A23-0054  
Drawing #  
SK1-503

Status  
Issue Date  
16/08/24

Revision  
Scale @ A1

Client  
CITY OF MARION



**DesignInc**

GLANDORE OVAL REDEVELOPMENT  
RENDER 02

Project Address  
NALDERA ST, GLANDORE SA

Project #  
A23-0054  
Drawing #  
SK1-504

Status  
Issue Date  
16/08/24

Revision  
Scale @ A1

Client  
CITY OF MARION



**DesignInc**

GLANDORE OVAL REDEVELOPMENT  
OVERALL SITE PLAN - SINGLE STOREY

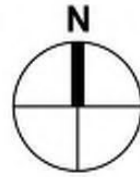
Project Address  
NALDERA ST, GLANDORE SA

Project #  
A23-0054  
Drawing #  
SK1-001

Status  
Issue Date  
30/08/2024

Revision  
Scale @ A1  
1 : 350

Client  
CITY OF MARION





**DesignInc**

GLANDORE OVAL REDEVELOPMENT  
GROUND FLOOR PLAN - SINGLE STOREY

Project Address  
NALDERA ST, GLANDORE SA

Project #  
A23-0054  
Drawing #  
SK1-200

Status  
Issue Date  
30/08/2024

Revision  
Scale @ A1  
As indicated

Client  
CITY OF MARION







Architecture  
Urban Design  
Interiors  
designinc.com.au

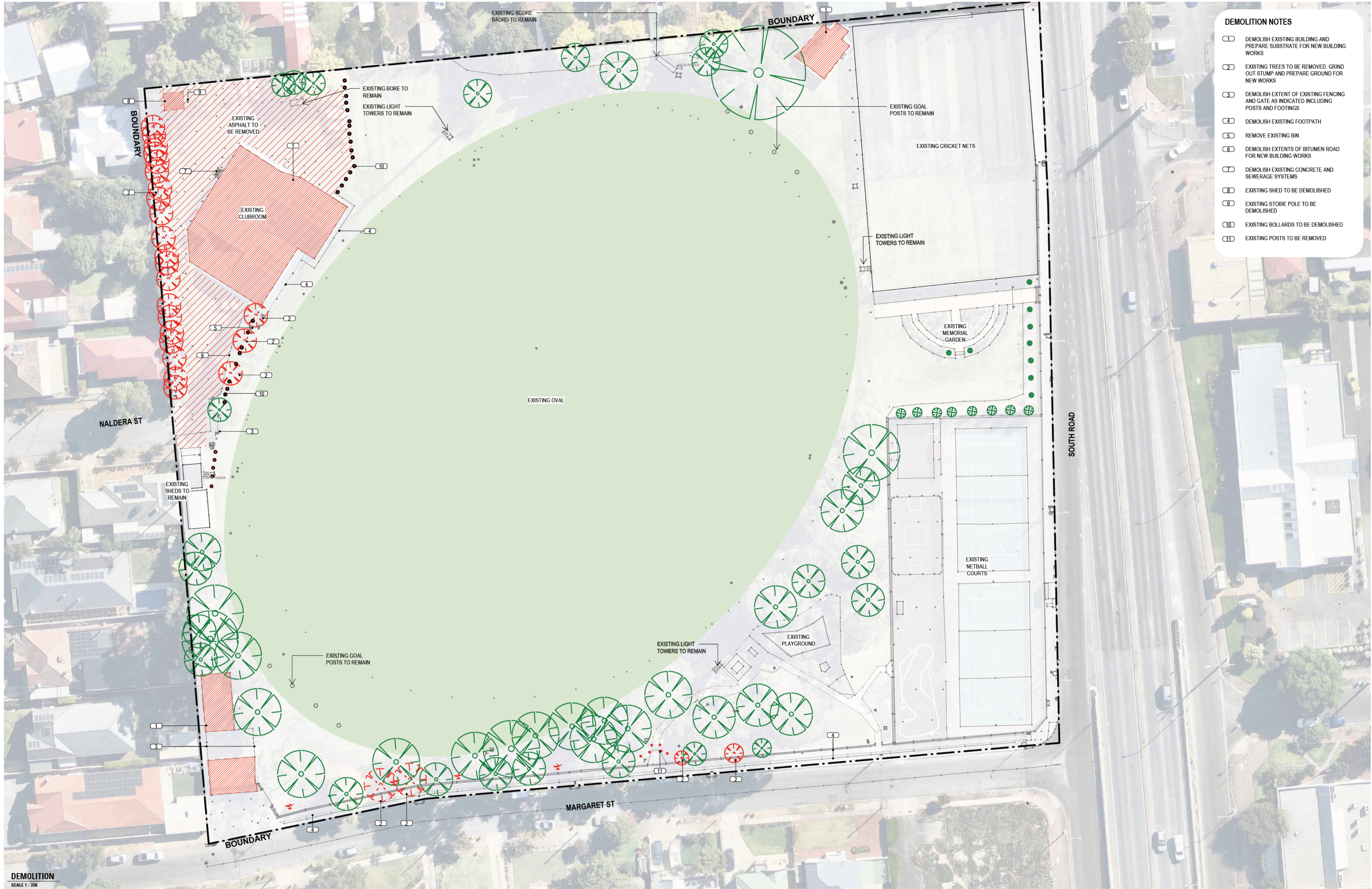
Area Schedule (Single Storey Option)

Project #	A23-0054
Client Name	City of Marion
Project Name	Glandore Oval Masterplan
DesignInc Author	Natalie Di Sisto
Date	30 August 2024
Revision	Rev F
Status	For Information

Date of Issue												
Day	27	15	24	20	29	30						
Month	10	12	4	5	6	8						
Year	23	23	24	24	24	24						
Issuer	BM	BM	BM	BM	ND	ND						
Rev #	A	B	C	D	E	F						

Area	Room Name	2024 AFL Facilities Guideline (Local Club) Area* (m2)	Cricket Facilities Guideline PREMIER REGIONAL Provisions** Area (m2)	Existing Glandore Clubrooms	PROPOSED AREA Option 1 - Value Managment (m2)***	Other Notes (Acoustic/Security etc)
GF 1	GROUND FLOOR or SPORTING FACILITIES					
	ENTRY LOBBY				10	
	LIFT / STAIRS					
	BAR			13	18	
	BAR SEATING AREA					
	OFFICE			9		
	MEETING ROOM / COMMITTEE ROOM	15	15 (optional)		27	
	FUNCTION 1	100	150	163	217	
	FUNCTION 2			54		
	FUNCTION 3					
	CGENERAL STORE				10	
	KITCHEN	20	25	21	63	Inclusive of Kitchen Store, Washup, Prep area
	DRINKS COOL ROOM			2	10	
	DRINKS STORE			8		
	COOL ROOM					Included in Kitchen area
	KITCHEN STORE		8 (desirable)			Included in Kitchen area
	COMMS				2	
	CANTEEN / BAR		9	12	16	
	CANTEEN STORE			10		
	BBO STORE				5	
	PUBLIC ACCESS DDA	5	15	4	8	
	PUBLIC ACCESS MALE	10	15	4	3	
	PUBLIC ACCESS FEMALE	10	15	4	3	
	INTERNAL DDA				8	
	INTERNAL MALE			5	10	
	INTERNAL FEMALE			9	11	
	AIRLOCK				10	
	CIRCULATION					
	GYM				0	30m2 to be added to cricket storage shed for football gym
	HOME CHANGE 1 - AFL	45 - 55	30 - 45	67	45	
	HOME CHANGE 1 3xWC/ 3x SHOWERS	25	25	14	18	AFL Facilities Guidelines 2024
	HOME CHANGE 2				45	
	HOME CHANGE 2 3xWC/ 3x SHOWERS				18	
	AWAY CHANGE 1 - AFL	45 - 55	30 - 45	47	45	
	AWAY CHANGE 1 3xWC/ 3x SHOWERS	25	25	13	18	
	AWAY CHANGE 2				45	
	AWAY CHANGE 2 3xWC/ 3x SHOWERS				18	
	ICE BATH					
	ICE BATH					
	STORE 1	20	30	16	8	Cricket Club inetnal store not including Cricket Store external adjacent cricket nets - 40m2
	STORE 2			6	8	Football Club Store internal
	STORE 3			9	7	SEDA College Store internal
	STORE 4			11	22	Football Club External Store
	UMPIRES 1	12	15		8	Include umpires briefing when two change rooms open to combine as one
	UMPIRES 2	12	15		8	Include umpires briefing when two change rooms open to combine as one
	UMPIRES BRIEFING	20-25			7	New addition in AFL 2024 guidelines - to be included in Umpires change when two rooms open to combine as one. Combined as one to achieved min. 20m2
	BATTTRY STORE				13	
	MASSAGE 2					
	DRS	10 (optional)				
	FIRST AID ROOM	15 (optional)	10 (Desirable)		12	
	STRAPPING ROOM	2x 10 (optional)				
	CLEANERS	5	5		2	
	THIRD UMPIRE / MATCH REFEREE	15-20			16	Area increases in AFL 2024 guidelines - To be used as scorers/match referee for cricket
	TIMEKEEPER / SCORERS BOX	10	3 (optional)	8	0	Proposed to be external space adjacent field of play/ utilise above referee space
	Sub Total			510	794	
	BALCONY VIEWING					
	EXTERNAL COVERED VIEWING	50		50	150	
	BIN ENCLOSURE				10	
	PLANT				26	
	FLOOR TOTAL			560	980	

\*Taken from AFL Facilities Guidelines 2024 - areas and requirements as per 'Local Club' level.  
\*\* References from Cricket Australia Facilities Guidelines 2023 - area and requirements as per 'Club Home' requirements  
\*\*\* Consolidated proposed areas for a new facility. Reas derived from existing clubroom spaces and a consolidation of AFL and Cricket guidelines. Football Australia requirements are aligned within the AFL / Cricket requirements



**DesignInc**

GLANDORE OVAL REDEVELOPMENT  
DEMOLITION PLAN - SINGLE STOREY

Project Address  
NALDERA ST, GLANDORE SA

Project #  
A23-0054  
Drawing #  
SK1-100

Status  
SKETCH  
Issue Date  
16/08/24

Revision  
Scale @ A1  
As indicated

Client  
CITY OF MARION

